

PRELIMINARY GRADING PLAN

NOTE

THIS PLAN IS PROVIDED TO ALLOW FOR FULL AND ADEQUATE DISCRETIONARY REVIEW OF A PROPOSED DEVELOPMENT PROJECT. THE PROPERTY OWNER ACKNOWLEDGES THAT ACCEPTANCE OR APPROVAL OF THIS PLAN DOES NOT CONSTITUTE AN APPROVAL TO PERFORM ANY GRADING SHOWN HEREON, AND AGREES TO OBTAIN VALID GRADING PERMISSIONS BEFORE COMMENCING SUCH ACTIVITY.

Specific Conditions: [DPLU]

1. Prior to the approval of any plans, issuance of any permits, and approval of any final map(s), provide evidence to the satisfaction of the Director of Public Works (DPW) that the following "Specific + Environmental Items" have been indicated on the grading, and/or improvement plans:

(Biology)

a. "The grading, and/or improvement plans, shall indicate permanent fences or walls along the open space boundary of lots 4-8 as shown on the Open Space Fencing and Signage Plan dated _____ on file with the Department of Planning and Land Use as Environmental Review Number 06-19-004."

(1). "The fence or wall shall be a minimum of four feet (4') high and consist of split rail. Any change in construction materials and fence or wall design shall be approved by the Department of Planning and Land Use prior to installation."

"The grading, and/or improvement plans shall indicate open space signs along the open space boundary of lots 4-8 as shown on the Open Space Fencing and Signage Plan dated _____ on file with the Department of Planning and Land Use as Environmental Review Number 06-19-004."

(1). "The signs must be corrosion resistant, a minimum of 6" x 9" in size, on posts not less than three (3) feet in height from the ground surface, and must state the following:

"Sensitive Environmental Resources"
Disturbance Beyond this Point is Restricted
by Easement
Information:
Contact County of San Diego, Department of Planning and Land Use
Ref:06-19-004"

c. "Restrict all brushing, clearing and/or grading such that none will be allowed within 300 feet of nesting habitat during the breeding season of raptor and migratory birds. This is defined as occurring between February 1 and August 31. The Director of Planning and Land Use may waive this condition, through written concurrence from the US Fish and Wildlife Service and the California Department of Fish and Game, that no nests are present in the vicinity of the brushing, clearing or grading." [DPLU, FEE]

d. "Prior to any grading, clearing, or construction activities and, prior to the preconstruction conference, provide evidence to the satisfaction of the Director of Planning and Land Use, that the following "Agency Permits" have been obtained, or evidence that such permits are not required:"

(1). "Provide the Director of Planning and Land Use with a copy of a Clean Water Act, Section 401/404 permit issued by the California Regional Water Quality Control Board and the U.S. Army Corps of Engineers for all project related disturbances of waters of the U.S. and/or associated wetlands or provide evidence satisfactory to the Director of Planning and Land Use that such permit is not required." [DPLU, FEE]

(2). "Provide the Director of Planning and Land Use with a copy of a Streambed Alteration Agreement issued by the California Department of Fish and Game for all project related disturbances of any streambed or provide evidence satisfactory to the Director of Planning and Land Use that such an agreement is not required." [DPLU, FEE]

e. "Prior to the conclusion of grading activities and Final Grading Release, provide evidence to the satisfaction of the Director of Planning and Land Use that the permanent fences or walls, and open space signs have been placed along the biological open space boundary of lots 4-8 as shown on these plans and the Open Space Fencing and Signage Plan dated _____ on file with the Department of Planning and Land Use as Environmental Review Number 06-19-004." [DPLU, FEE]

(1). "Evidence shall be site photos and a statement from a California Registered Engineer, or licensed surveyor that the permanent walls or fences, and open space signs have been installed."

(2). "The signs must be corrosion resistant, a minimum of 6" x 9" in size, on posts not less than three (3) feet in height from the ground surface, and must state the following:

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by Easement
Information:
Contact County of San Diego, Department of Planning and Land Use
Ref:06-19-004"

1. Prior to the approval of any plans, issuance of any permit, and approval of any final map(s), provide evidence to the satisfaction of the Director of Public Works (DPW) that the following "Specific Environmental Items" have been indicated on the grading, and/or improvement plans:

(Cultural)

a. The grading, and/or improvement plans, shall indicate permanent fences or walls along the cultural open space boundary of lots 4-8 as shown on the Open Space Fencing and Signage Plan dated _____ on file with the Department of Planning and Land Use as Environmental Review Number 06-19-004. The fence or wall shall be a minimum of four feet (4') high and consist of split rail. Any change in construction materials and fence or wall design shall be approved by the Department of Planning and Land Use prior to installation.

b. The grading, and/or improvement plans shall indicate Cultural open space signs along the open space boundary of lots 4-8 as shown on the Open Space Fencing and Signage Plan dated _____ on file with the Department of Planning and Land Use as Environmental Review Number 06-19-004. The signs must be corrosion resistant, a minimum of 6" x 9" in size, on posts not less than four (4) feet in height from the ground surface, and must state the following:

"Sensitive Environmental Resources"
Disturbance Beyond this Point is Restricted
by Easement
Information:
Contact County of San Diego, Department of Planning and Land Use
Ref:06-19-004"

c. The grading, and/or improvement plans, shall indicate Temporary Orange Construction fencing to protect from inadvertent disturbance of the cultural open space easements that do not allow grading, brushing or clearing. The fencing shall be placed along the open space boundary of lots 4-8 as shown on the Open Space Fencing and Signage Plan dated _____ on file with the Department of Planning and Land Use as Environmental Review Number 06-19-004.

d. "Prior to the commencement of any grading and/or clearing in association with this grading plan, temporary orange construction fencing shall be placed to protect from inadvertent disturbance of all open space easements that do not allow grading, brushing or clearing. Temporary fencing is also required in all locations of the project where proposed grading or clearing is within 100 feet of an open space easement boundary. The temporary fencing shall be removed after the conclusion of such activity."

e. "The County approved Project Archaeologist, the Native American Monitor, and the DPLU Permit Compliance Coordinator (PCC), shall attend the pre-construction meeting with the contractors to explain and coordinate the requirements of the monitoring program."

f. "The Project Archaeologist (and Native American Monitor, if contracted) shall monitor original cutting of previously undisturbed deposits in all areas identified for development including off-site improvements."

g. "During the original cutting of previously undisturbed deposits, the Project Archaeologist and Native American monitor shall be onsite as determined necessary by the Project Archaeologist. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined by the Project Archaeologist in consultation with the Native American monitor. Monitoring of cutting of previously disturbed deposits will be determined by the Project Archaeologist."

h. "In the event that previously unidentified potentially significant cultural resources are discovered, the Project Archaeologist shall have the authority to divert or temporarily halt ground disturbance operations in the area of discovery to allow evaluation of potentially significant cultural resources. At the time of discovery, the Project Archaeologist shall contact the DPLU Staff Archaeologist. The Project Archaeologist, in consultation with the Staff Archaeologist, shall determine the significance of the discovered resources. Construction activities will be allowed to resume in the affected area only after the Staff Archaeologist has concurred with the evaluation. For significant cultural resources, a Research Design and Data Recovery Program to mitigate impacts shall be prepared by the Project Archaeologist and approved by the Staff Archaeologist, then carried out using professional archaeological methods."

i. "If any human bones are discovered, the Project Archaeologist shall contact the County Coroner. If the remains are determined to be of Native American origin, the Most Likely Descendant, as identified by the Native American Heritage Commission, shall be contacted by the Project Archaeologist in order to determine proper treatment and disposition of the remains."

j. "The Project Archaeologist shall submit monthly status reports to the Director of Planning and Land Use starting from the date of the notice to proceed to termination of implementation of the grading monitoring program. The reports shall briefly summarize all activities during the period and the status of progress on overall plan implementation. Upon completion of the implementation phase, a final report shall be submitted describing the plan compliance procedures and site conditions before and after construction." [DPLU, FEE]

k. "Prior to rough grading inspection sign-off for each phase, the Project Archaeologist shall provide evidence that the field grading monitoring activities have been completed. Evidence shall be in the form of a letter to the Director of the Department of Planning and Land Use." [DPLU, FEE]

l. "Prior to Final Grading Release for each phase, submit to the satisfaction of the Director of Planning and Land Use, a final report that documents the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program. The report shall include the following:" [DPLU, FEE X2]

- (1) "Department of Parks and Recreation Primary and Archaeological Site forms."
- (2) "Evidence that all cultural resources collected during the grading monitoring program have been submitted to a San Diego curation facility that meets federal standards per 36 CFR Part 79, and, therefore, would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records, including files, shall be transferred to the San Diego curation facility and shall be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility stating that archaeological materials have been received and that all fees have been paid."
- (3) "If no cultural resources are discovered, a brief letter to that effect and stating that the grading monitoring activities have been completed, shall be sent to the Director of Planning and Land Use by the Project Archaeologist."

TPM 5484
ER06-19-004
PRELIMINARY GRADING PLAN



SITE DESIGN ASSOCIATES, INC.

1016 BROADWAY SUITE "A"
EL CAJON, CALIFORNIA 92021
(619) 442-8467

DWG: 1609_Grading-Tent-Map 7-24-09.dwg

PRELIMINARY GRADING PLAN

NOTES

ENGINEER OF WORK:

[Signature]
KENNETH A. SACCOMA, P.E. 2880
EXPIRES 06/30/11
DATE 7/24/09



No.	Date	By	Revision
1	10-16-07	KJD	REVISE LOT LAYOUT
2	1/23/08	KJD	REVISE GRADING - LOT 4
3	3-28-08	KJD	REVISE LOTS 3 & 4; OPEN SPACE
4	9/4/08	KJD	REVISE DETENTION BASIN, OPEN SPACE-LOTS 4&5 & ADD SECTIONS
5	11-24-08	KJD	ADD POTRERO ROAD DETAILS
6	7/24/09	KJD	ADD SHEETS

SCALE	NTS
JOB NO.	1609
DATE	7/13/09
SHEET	9 OF 9